LOT 14 KELLICHE ESTATES S/D.

758-1245, 774-891, 778-950, 816-

BOATRIGHT BRIAN K
156 SW KELLICHE GLN
LAKE CITY, FL 32024

2027

29-4S-16-03236-114

BUILDING CHARACTERISTICS

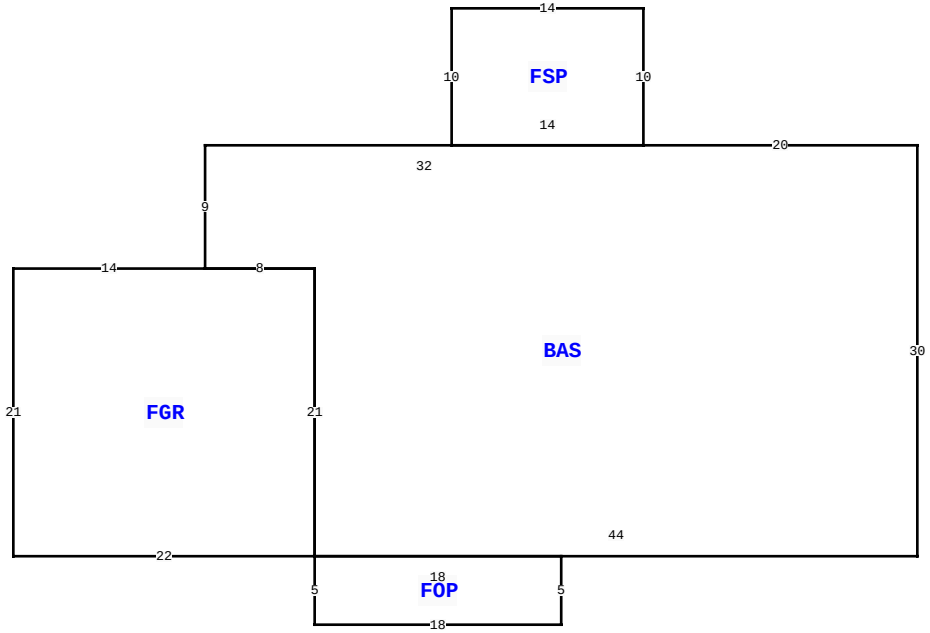
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	136,436
FGR	462	55		254	24,896
FOP	90	30		27	2,647
FSP	140	40		56	5,489
TOTALS	2,084			1,729	169,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,729	132.9900	146.29	252,935	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2009 Heated Area: 1392 HX Base Yr 2009



156 SW KELLICHE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	105	12	1,260.00	UT	1.40	1.40	100	1993	1993	3	100	1,764	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
3	0210	GARAGE U	0	100	24	28	672.00	UT	18.00	18.00	100	2006	2006	3	100	12,096	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
5	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	17.00	17.00	100	2021	2021		100	25,500	
6	0251	LEAN TO W/	0	100	12	50	600.00	UT	5.00	5.00	100	2021	2021		100	3,000	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,466
TOTAL MARKET OB/XF VALUE		50,660
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		248,126
SOH/AGL Deduction		46,923
ASSESSED VALUE		201,203
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,792
TOTAL JUST VALUE		248,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052927	Roof Replacement	14,000	04/22/2025
000049654	Electrical Servic	0	04/18/2024
000041700	Storage Building	26,500	04/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/1126	3/12/2008	WD	Q	I		180,000
GRANTOR: BRUCE & DOROTHY HAMLI						
GRANTEE: BRIAN K BOATRIGHT						
1076/2657	3/08/2006	WD	Q	I		185,000
GRANTOR: CHRISTOPHER J & ASLEY						
GRANTEE: BRUCE H & DOROTHY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N10 W14 S10 E14$ W32 S9 FGR= W14 S21 E22 N21 W8$E8 S21 FOP= S5 E18 N5 W18$ E44 N30$.

LAND DESCRIPTION

TOTAL OB/XF 50,660

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	150.00	581.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/05/2025 BY chuck Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS